

ANNUAL REPORT OF THE

Lawyers Mortgage Company

RICHARD M. HURD, President

JANUARY 1, 1915

To the Board of Directors:

Gentlemen: The gross earnings and net profits of the Lawyers Mortgage Company for 1914 have been the largest of any year in the history of the Company. The gross earnings amount to \$1,210,577, the net earnings to \$923,287, and the outstanding Guaranteed Mortgages amount to \$140,865,921, an increase of \$3,139,008, during the year.

The stability and strength of the Company's business are better shown during a period of depression than in prosperous times. The prompt payment of interest on mortgage loans during the year, and the installment payments on account of the principal of mortgages held, amounting during 1914 to \$1,250,000, show a fundamentally sound condition. On account of depressed general conditions, the number of foreclosures is larger than usual, but only averages about 1% of the total amount of mortgages held. Beginning a year ago, the Company established its own Mortgage Loan Department, instead of as hitherto lending money through a Title Company. As anticipated, this added service to borrowers as well as to lenders has both facilitated the conduct of the Company's business and greatly increased its profits.

The comparative figures for recent years are as follows:

	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914
Gross Earnings	\$9,014,014	\$16,269,278	\$19,922,009	\$22,959,083	\$20,316,677	\$27,152,558	\$35,333,294	\$44,495,430	\$38,411,204	\$39,742,271	\$31,955,577	\$39,460,083
Net Earnings	\$5,663,500	\$10,442,649	\$12,766,384	\$13,577,369	\$12,225,575	\$15,598,209	\$17,424,546	\$21,495,430	\$18,811,079	\$18,137,110	\$16,558,300	\$21,495,430
Outstanding Mortgages	\$17,777,748	\$28,110,397	\$40,876,781	\$51,454,150	\$63,679,725	\$77,277,934	\$94,702,450	\$108,220,424	\$118,031,503	\$131,168,613	\$137,726,913	\$140,865,921

The Gross Earnings and Net Profits of the Company for recent years are as follows:

	1914	1913	1912	1911	1910
Premiums for Guarantees	\$690,817	\$667,137	\$614,564	\$554,042	\$504,559
Interest on Mortgages	358,169	338,186	355,489	267,888	262,427
Fees, etc.	161,531	16,125	21,343	12,470	16,781
Gross Earnings	\$1,210,577	\$1,021,448	\$991,387	\$844,400	\$783,767
Expenses					
Salaries	\$188,796	\$134,879	\$125,120	\$110,810	\$102,205
Rent	25,000	17,333	18,000	18,000	19,000
Advertising and Stationery	24,155	21,572	19,485	16,681	14,409
Taxes and General Expenses	49,339	37,189	38,171	31,174	25,414
Expenses	\$287,290	\$210,973	\$200,776	\$176,665	\$161,025
Net Earnings	\$923,287	\$810,475	\$790,611	\$667,735	\$622,739

The percentages of Expenses to Gross Earnings for the past five years have been as follows: 20 1/2% in 1914, 20 1/2% in 1913, 20 1/2% in 1912, 20 1/2% in 1911, 20 1/2% in 1910.

The rates of Earnings and Dividends on the Capital Stock have been as follows:

	Capital	Earnings	Dividends
1902	\$1,000,000	6 per cent	5 per cent
1903	2,500,000	7 per cent	5 per cent
1904	2,500,000	8 per cent	6 per cent
1905	2,500,000	11 per cent	7 per cent
1906	2,500,000	13 per cent	8 per cent
1907	2,500,000	16 per cent	10 per cent
1908	2,500,000	18 per cent	12 per cent
1909	3,250,000	15 1/2 per cent	12 per cent
1910	4,000,000	15 1/2 per cent	12 per cent
1911	4,000,000	16 1/2 per cent	12 per cent
1912	4,000,000	14 1/2 per cent	12 per cent
1913	6,000,000	13 1/2 per cent	12 per cent
1914	6,000,000	15 1/2 per cent	12 per cent

Average Capital \$3,250,000. July 1, 1909, Capital increased from \$2,500,000 to \$4,000,000. **Average Capital \$5,000,000. April 1, 1912, Capital increased from \$4,000,000 to \$6,000,000.

UNEARNED PREMIUMS

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent, per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits, which are not carried as assets—amount to \$1,251,087.

The Assets and Liabilities of the Company on December 31st, 1914, were as follows:

ASSETS		
New York City Mortgages	\$6,514,726.10	
Accrued Interest Receivable	392,365.75	
Company's Brooklyn Building, cost	175,000.00	
Real Estate	699,322.12	
Cash	1,433,251.55	
	\$9,214,665.52	
LIABILITIES		
Capital	\$6,000,000.00	
Surplus	2,750,000.00	
Undivided Profits	252,264.14	
Mortgages sold, not delivered	116,156.66	
Reserved for Premiums, etc.	96,224.72	
	\$9,214,665.52	

Since the increase of the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to \$4,600,000, in addition to which \$1,569,000 has been carried to Surplus or Undivided Profits, making total net earnings of \$6,169,000. In addition to these earnings, the net increase in unearned Premiums from March 1st, 1903, to December 31st, 1914, amounts to \$1,251,087.

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of December 31st, 1914, by THE AUDIT COMPANY OF NEW YORK.

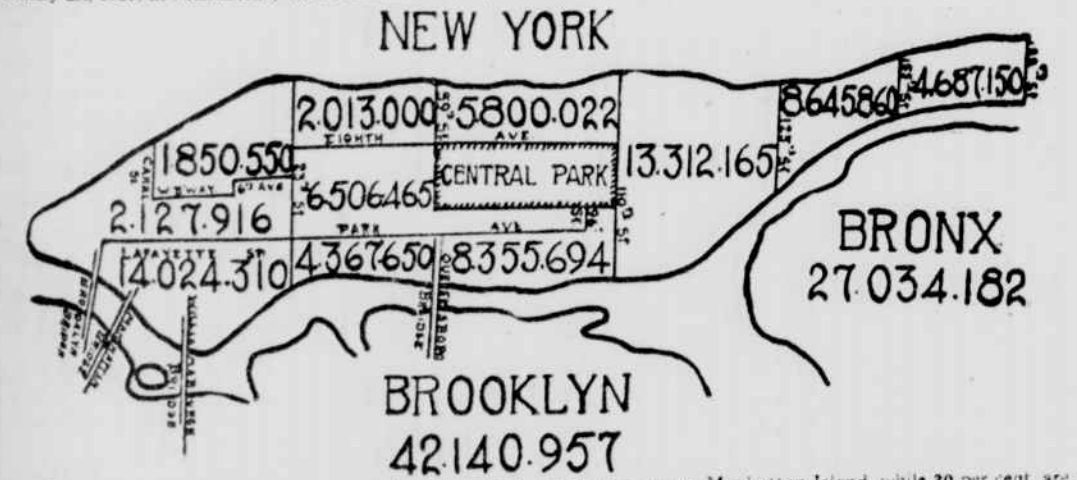
There are 10,934 mortgages outstanding, classified as follows:

	No. of Loans	Amount Outstanding	Average Term
Manhattan	2,198	\$71,690,782	\$33,000
Brooklyn	7,449	\$42,140,957	5,600
Bronx	1,287	\$27,034,182	21,000
	10,934	\$140,865,921	\$12,800

An analysis of the Outstanding Guaranteed Mortgages of the Company shows that these are divided among the customers of the Company as follows:

46 Savings Banks	\$16,029,100
1259 Trustees	\$38,419,131
3259 Individuals	\$4,050,020
192 Charitable Institutions	\$11,601,429
15 Insurance Companies	\$11,621,900
31 Trust Companies	\$9,144,350
4802	\$140,865,921

The following map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on January 1st, 1915, in Manhattan, the Bronx and Brooklyn:



It may be noted that 51 per cent. of the Company's mortgages are on Manhattan Island, while 30 per cent. are in Brooklyn, and 19 per cent. in the Bronx.

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.			
	Value of Land	Value of Buildings	Fire Insurance
Manhattan	\$59,740,659	\$30,232,346	\$109,973,005
Brooklyn	23,295,545	47,342,985	70,639,530
Bronx	13,343,584	27,524,987	40,868,571
	\$96,379,788	\$105,100,318	\$221,480,105

For the absolute protection of the holders of Guaranteed Mortgages, the Board of Directors has adopted the following:

"The amount of Outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company. This Article shall not be amended or repealed except by the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then outstanding issued by the Company."

"Mortgages shall be guaranteed by the Company only when secured by real estate improved for business or residential purposes, and situated within the present limits of the City of New York, or such enlargements thereof as may hereafter be fixed by law."

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies, or Life Insurance Companies."

"The charge of the Company for guaranteeing the payment of mortgages shall not exceed one-half of one per cent. per annum of the principal amount guaranteed."

"This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors of the Company, in office, and by vote of a majority of all the outstanding stock of the Company at a special Stockholders' meeting called for that purpose."

"These limitations—which are far stricter than those adopted by any other Mortgage Company in New York—have been for many years in use by the Company, and their effectiveness in safeguarding the Company's mortgage investments is clearly evidenced by its unusually clear record in the matter of delinquent interest and foreclosures. On January 1st last the Company had under foreclosure 83 mortgages amounting to \$1,118,000. The Company now has under foreclosure 83 mortgages amounting to \$1,405,475, many of which will probably be paid off or sold prior to foreclosure sale. The foreclosed real estate owned by the Company on January 1st amounted to \$1,118,000. The foreclosed real estate now owned amounts to \$699,322. The Company adheres to its policy of forcing the sale of foreclosed real estate, even at low prices, in order to keep the Company's assets clean at all times. The amount of interest delinquent for more than one month is \$20,847.

"The steady growth of the Company's business in the past twenty years bringing the public confidence in the Company up to over ONE HUNDRED AND FORTY MILLION DOLLARS, evidences the public confidence in the Company's mortgage investments."

"The Company will continue to adhere to its present sound and cautious methods and to its policy of unflinching publicity, under which it reveals every detail of its business. It is believed that the confidence of the public investors may be thus deserved and obtained."

This report in pamphlet form mailed on request.

SIN ONLY SHAM, HE SAYS

Wife Asked Him to Transgress, Thomas Asserts.

So many conflicting affidavits have been filed in the divorce suit of Mrs. Lucetta B. J. Thomas against William J. Thomas that Justice Goff has had to ask former Justice Henry A. Gilder to straighten the matter out.

Thomas says his wife suggested divorce and promised not to ask for alimony. He asserts that under this arrangement he shammed transgression and then Mrs. Thomas demanded alimony.

Thomas blames his mother-in-law, Mrs. Thomas, for the trouble. He says she was not living in the manner to which she was accustomed before marriage.

Mrs. Thomas first brought suit for separation and that was dismissed. She also had her husband arrested for not supporting her, but in the Domestic Relations Court it was held she had deserted him.

RENEW LONG WAR ON RINTELEN WILL

Nephew Now Takes to Appellate Court Fight That's Been On More than Four Years.

Another chapter will be added today to the long litigation to break the will of Miss Elizabeth Rintelen, who died on August 10, 1910, leaving an estate of \$200,000. Joseph C. Rintelen, a nephew, who was bequeathed \$1,000, alleged undue influence on the part of Frank Schaefer, whose daughter was named the principal beneficiary.

Three decisions have already been rendered, two of which sustained the will. An appeal from the last decision will be filed by Rintelen today in the Appellate Division of the Supreme Court in Brooklyn.

Since the start of the litigation Schaefer and several other witnesses have been examined. Hundreds of witnesses have been examined, and more than three months has been spent in actual trial of the case. The testimony covers thousands of pages.

When Mrs. Rintelen was more than seventy years old she went to live at the home of Schaefer, in Woodhaven, Long Island. Shortly afterward a court declared her incompetent and appointed Schaefer to look after her property. This decision was later reversed and she was pronounced sane. The will was made in May, 1910, and provided that the nephew, her only relative, should receive the \$1,000 only in case he did not contest the will.

Rintelen, who lives at 248 New York st., East New York, started the contest in January, 1911. Justice Jaycox, in the Queens County Supreme Court, sustained the will. On appeal the case went before Justice Benedict, of the same court, and the will was set aside. In June of last year a jury tried the case before Justice Scudder and disagreed. The court directed a verdict sustaining the will.

Rintelen testified at the trials that he was not permitted to see Miss Rintelen after she went to the Schaefer home.

X-RAY INVENTION DESTROYED IN FIRE

Apparatus on Which Physician Worked 14 Years and Was Worth \$15,000 Ruined.

Fire destroyed the almost perfected results of fourteen years of research work last night. For all those years Dr. Charles H. Stanley, of 600 West 157th st., has been working on an improvement to the X-ray. A few months ago, Dr. Stanley said, he decided that his ether ray had reached the stage of usefulness, and at various times had made demonstrations for surgeons and others.

Last night tenants in the apartment house where Dr. Stanley has his laboratory and home smelled smoke. The source was found to be the laboratory across the hall from Dr. Stanley's apartment. When the door was opened smoke belched forth in clouds. A policeman ran into the room and brought out Dr. Stanley's eighteen-month-old baby.

For an hour firemen fought the stifling fumes, while the tenants of the seven-story house sought refuge in the street.

Dr. Stanley said that his entire work had been ruined and he would have to go back to the very beginning. His second attempt, he said, would probably take less time than did his first, but new problems would undoubtedly arise and it would be a long task. He estimated his loss in the destruction of his apparatus at \$15,000 and the damage to the rest of his laboratory fittings at \$5,000.

LEAVES MOTHER; WALKS TO DEATH

Salesman Is Killed by Train Before Crowd—Women Faint at Fatal Accident.

Harrison, N. J., Jan. 10.—Charles C. McTaggart, of 198 Bergen av., Kearny, was killed by an Erie train in front of the Kearny station this noon. Owing to repairs on the bridge over the Passaic River the train which McTaggart had intended to take to New York was running on the westbound track.

Several women in the crowd at the station fainted when the accident occurred.

McTaggart was forty-five years old and was employed by W. D. Marshall & Co., seed dealers at 145 West 23d st., New York. His work called him to the store yesterday, though he had started for the train which was to take him to New York the day before.

MUST GET \$2 A SECOND

Stevens Men to Raise \$1,360,000 in Ten Days.

With \$500,000 already pledged, the Stevens Institute of Technology begins with a dinner at the Hotel Astor to-night a ten-day campaign to raise \$1,360,000. The Rockefeller Educational Fund has promised \$250,000, its first gift to a technical school, if the rest is raised. The Carnegie Foundation has made a similar promise. Contributions of \$50,000 and \$10,000 have been given by friends and professional men will attend the dinner. Details of the campaign will be discussed. Speeches will be made by Dr. H. S. Pritchett, secretary of the Carnegie Foundation, and J. T. McCleary, former Representative and now secretary of the American Iron and Steel Institute.

Nurse Dies; Two Are Held

Following the death in Harlem Hospital yesterday of Margaret Callahan, twenty-one years old, nurse, of 40 West 124th st., Michael Hagan, a salesman, 310 E. 90th st., and Filippina di Franco, a wife, of 1756 Lexington av., were held in \$3,000 and \$5,000 bail respectively by Coroner Heinenstein on charges of homicide.

SOLONS EAGER FOR 139TH LEGISLATURE

Both Parties in Jersey See Great Chance to Make Records.

VANGUARD ARRIVES FOR NEW SESSION

Republicans Count on Many New Bills—Fielders, However, Will Aid Democrats.

Trenton, N. J., Jan. 10.—The 139th session of the Legislature of New Jersey will open on Tuesday at noon, and the indications are that it will be one of the most interesting sessions of many years. The majority vote in both branches will be a complete reversal of what it was last year, when the Democrats were in control. The Republicans will have a majority of one in the Senate, the vote being eleven Republicans and ten Democrats, and a majority of sixteen in the House, there being thirty-eight Republicans and twenty-two Democrats.

Although the make-up of the Legislature will be emphatically Republican, the Democrats will be in a strong position because of the fact that they have Governor Fielders. With the election of 1914 less than two years away, at which time both the control of the nation and of the state will be at stake, the Democrats and Republicans regard the present session of the Legislature as one that may tend to either make or break their chances.

Both sides are keen in their desire to make a record that will stand them in good stead when they return to the nation having many bills ready for introduction on Tuesday and as most of these measures have been gone into carefully, the reports of the committee to which they may be referred can be expected within a short time. There is a unanimity of feeling as to certain measures, and these measures include most of the important ones.

Governor with Democrats.

The Democrats, while a minority party at this session, have the advantage of having that they have the assurance of the Governor for his hearty co-operation. If Republican measures take a partisan turn and the Democrats in the Legislature are unopposed, the Governor may be relied upon to assist his side.

Many of the members of both houses will arrive in Trenton today, and by night it is expected that there will be enough here to have conferences by both sides. Speaker-elect Carlton Grey of the House and President-elect Walter E. Edge of the Senate have completed their committee assignments and they will not be made public until Tuesday.

Runyon to Head Majority.

Assemblyman Runyon, of Union, will be the majority leader on the floor of the House, and Assemblyman Martin of Hudson will be the majority whip. Senator Reed, of Camden, will be the majority leader on the floor of the Senate, and Senator Hennessy, of Bergen, will act in that capacity for the Democrats.

Immediately upon the convening of both houses and the announcement of the various officers of the committees an opportunity will be given for the introduction of bills. Among the first to appear will probably be the eight measures drafted by the Economy and Efficiency Commission, for the co-ordination of state departments. The present plan is that these bills shall be introduced in the House first, and then in the Senate and the House. Assemblyman Agnew, of Bergen, will introduce a bill in the House and Senator McGinnis, of Passaic, will present them in the Senate. Both parties will have as their leaders on the floor men of strong personality.

The message of Governor Fielders will be sent to both houses immediately after the opening of the session. Owing to the depleted condition of the state treasury and the fact that this year the Legislature switches from Democratic to Republican control, the message is awaited with great interest.

BOOST NEW JERSEY. MEETING'S SLOGAN

Manufacturers Rally at Newark for Discussion of State's Industrial Future.

New Jersey manufacturers, to the number of 100 or more, will meet in convention to-morrow at the Washington Restaurant, Newark. Topics for discussion will be industrial possibilities of the state, effects of recent federal legislation, the establishment of the Federal Trade Commission and the United States Commission on Industrial Relations.

Among the speakers will be James A. Emery, general counsel for the National Council for Industrial Defense; Robert H. McCarter, former Attorney General of New Jersey; M. W. Alexander, chairman of the Conference Board on Safety and Sanitation; and Eugene L. Fisk, J. Philip Bird, president of the Manufacturers Association, will preside. Other officers are W. C. Billman, secretary, and John W. Ferguson, vice-president. A dinner will follow the convention.

In terms of value of products, labor wages and horsepower, New Jersey takes a high place among manufacturing states. Her manufacturers feel that this is sometimes lost sight of because so many of New Jersey's products are sold to the consumer by way of New York and Philadelphia that those cities get the credit.

In 1913 the total value of New Jersey's manufactured products was estimated at \$1,145,000,000. In her factories 373,000 wage earners are employed, whose annual earnings amount to \$225,000,000.

Arranged according to their importance the leading industries of the state are: Oils, machinery, chemical products, woolen and worsted goods, brewery products, silk, cigars, tobacco, rubber products, shipbuilding, brick and terra cotta, electrical appliances, metal goods, steel and iron (forging), boilers, paper, pottery, jewelry, steel and iron (structural), lamps, furniture, glass, artisans' tools and hats.

MARRIAGE MADE ON EARTH

Dr. E. Gardner Smith Says Heaven Isn't Responsible.

Take it from Dr. E. Gardner Smith, marriages are not made in heaven. They are accidents, of varying seriousness.

His address on "Engagements and Marriages" at the West Side Y. M. C. A. yesterday afternoon Dr. Smith, who has studied matrimony for years, ably solved the celestial powers of all responsibility in man's choosing his mate. "It would be a sacrifice to say that some marriages are made in heaven,"

If It's Advertised in The Tribune It's Guaranteed.

See Editorial Page, First Column.

ENDURE ANTI-KAISER TALK? ACH HIMMEL! NEIN, NEIN!



FRAULEIN WINKLER, WHO SAFEGUARDS SERVANT GIRLS. PHOTO BY TRIBUNE STAFF PHOTOGRAPHER

Even the Children the Impudence to Those German Housemaids Give—Deutsche Heimathaus Will Close—Its Dwellers Sigh for Fatherland.

Have you a German housemaid in your home? And do you discuss the war, from a pro-English point of view, at the family dinner?

Probably you do, for everybody talks about the war now, and many Americans, who are not above playing a game with the Germans, make them, making them, if they are uneducated, think conditions at home far worse than they really are.

One day at the beginning of the war a girl came to the Deutsche Heimathaus in great distress. She was employed as a maid-of-all-work in a Long Island town.

"Fraulein Winkler," she said, "is it true that we are all French? That is what my mistress told me. She came to me in the kitchen and said: 'Now, Anna, you are French. The French have conquered all Germany—the newspapers say so. You have no fatherland any more.' Fraulein, is it true?"

The children add to the sorrow of the German aliens in our midst. Do you let your small sons and daughters play the game of German nursemaid baiting?

"They make it one more excuse not to play," declared the fraulein. "They say: 'Ah, you are a German! No, I won't pick up my toys, you German, you!'"

All this, however, doesn't deter Fraulein Winkler from longing to return to East Prussia, the home of her childhood. She is going first to take a brief trip through several American cities, where she will establish bureaus to which German girls who may be in the future be lured by the American dollar to seek these shores may go for help and information. Then she will take the first opportunity to cross the ocean.

There are a dozen residents who will mount the closing of the Deutsche Heimathaus, for it is a home for them. They are stranded, because no ship will take them. Fraulein Winkler has "made little family," she says, but with her going they will be homeless. She made a Christmas, too, for them and for the girls who are with her.

JUSTICES TO HOLD VACATION COURTS

Adopt Ransom Plan for Sitings for Pressing Cases During Summer Months.

With the unanimous approval of the New York County Lawyers' Association in annual meeting the justices of the City Court have decided to adopt the plan proposed by Justice William L. Ransom for continuous summer sessions of one or more trial parts of the court to aid in prompt decisions in suits where early trial is desired.

No effort will be made to force counsel or litigants to try their cases in the months of July and August and the first two weeks of September, but opposing sides may take advantage of Justice Ransom's plan, if they wish, by making a stipulation to that effect. Counsel will be permitted to indicate in which week trial is desired, and as many justices as is found necessary to dispose of the business will be on hand.

Heretofore the trial parts have reopened after the summer vacation, on the first Monday in October. Under the new arrangement this vacation will be cut so that all trial parts will open on the second Monday in September.

Much interest is being shown in the working of the two parts of the City Court given over to the trial of commercial cases exclusively on the suggestion of Justice Ransom. Last week Justice Ransom tried cases that were brought to trial within a month, whereas formerly many months were required to bring cases to trial, often with great loss to commercial interests.

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COURT GIVES AID IN THEFT INSURANCE

Oppenheimer Rules Proof of Burglary Need Not Be Absolute.

COMPANY DEMANDED DIRECT EVIDENCE

Justice Declares This Often Impossible and Awards \$500 for Lost Diamonds.

Justice Oppenheimer, of the 6th District Municipal Court, has rendered a decision which should be of interest to all persons holding burglary insurance policies, for, contrary to other decisions, Justice Oppenheimer holds that affirmative proof of loss by theft is sufficient to establish a claim under a policy.